



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

APRIL 1, 2004

PRESENT: Cain, Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder & Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Martin called the meeting to order at 7:20 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

MINUTES:

MARCH 18, 2004: BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE THE MARCH 18, 2004 MINUTES WITH A CORRECTION TO PAGE 2, ITEM 4 HAS INCORRECT PROJECT DESCRIPTION AND PAGE 3, ITEM 2 HAS INCORRECT VOTE. THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

CONSENT CALANDER

1. SITE REVIEW AMENDMENT, SRA-01-03: VINEYARD-MORGAN HILL

POLICE STATION: A request for site review amendment to allow a 62-foot tall police telecommunications tower for the new police station site at 16200 Vineyard Boulevard in the Light Industrial (ML) zoning district.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE RESOLUTION 04-011.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

OLD BUSINESS

2. SITE REVIEW, SR-02-13: NINA LANE-CHEN: A request for site, landscape and architectural plan approval for the construction of five single-family homes (three detached, two attached) on an approximate 1.26-acre site. The subject site is located at the southeast corner of Juan Hernandez Dr. and San Vicente Ct. in an R-1(12,000)/RPD zoning district.

BOARD MEMBERS FRUIT/CAIN MOTIONED TO TABLE THE APPLICATION.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

3. SITE REVIEW, SR-04-03: W. MAIN-MEDURI: A request for site, architectural and landscape plan approval for facade improvements proposed for an existing shopping center located at the northwest corner of Hale Avenue and Main Avenue on an approximate 3.2 acre site. Minor site and landscape plan changes are also proposed to enhance the site.

BOARD MEMBERS CAIN/KENNETT MOTIONED TO APPROVE RESOLUTION 04-009 WITH THE FOLLOWING CONDITIONS:

1. Eliminate other condition XXIII B.
2. Existing plant material shall be replaced (except trees). Hedge along Hale Ave. shall be trimmed up around the bottom and under story planting incorporated around bottom of hedge.

3. Replace other conditions XXIII C & E with a condition that requires the applicant within the next 2 months provide a revised monument sign design, revised parking lot design for southwest corner of the site and revised landscape plan.
4. Eliminate Building Design condition III A

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

4. **SITE REVIEW, SR-04-07: W. EDMUNDSON-CITY OF MORGAN HILL RDA/INDOOR RECREATION CENTER (IRC):** A request for approval of site, landscape and architectural plans for a 52,000 sq. ft. indoor recreation center to be completed on a 8.49 acre parcel located on the north side of Edmundson Ave., adjacent to the east side of Community Park.

BOARD MEMBERS CAIN/FRUIT MOTIONED TO APPROVE RESOLUTION 04-010 WITH THE FOLLOWING MODIFICATIONS:

1. All parking shall be installed with the initial construction of the project. Do not phase parking.
2. The project should create opportunities inside and outside the building for civic art.
3. Correct plant list call out for the Japanese Maples, use ornamental pears to screen transformer and provide more turf area around the building. The drought tolerant plant material proposed will not survive the heavy foot traffic at the facility.
4. The Board is strongly opposed to street trees in front of the facility along Edmundson. If street trees are required by ordinance, the Board recommends crepe myrtles spaced as far apart as possible.
5. Delete other condition number 10.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ANNOUNCEMENTS:

ADJOURNMENT: Chair Martin adjourned the meeting at 9:05 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator